094.0	0006	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	708,500 / 708,500
					USE VALUE:	708,500 / 708,500
					ASSESSED:	708,500 / 708,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
133		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EASTON PAUL C &
Owner 2:	OBANDO AURA M
Owner 3:	
Street 1:	133 SUNSET ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PHILLIPS JUDY CATHERINE -
Owner 2:	-
Street 1:	133 SUNSET ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,100 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1797 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5100.000	304,300	3,100	401,100	708,500
Total Card	0.117	304,300	3,100	401,100	708,500
Total Parcel	0.117	304,300	3,100	401,100	708,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.31 | /Parcel: 394.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	61881
GIS Ref	
GIS Ref	
Insp Date	11/12/18

!7761!

PREVIOUS ASSESSMENT

Parcel ID: 094.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	304,400	3100	5,100.	401,100	708,600	708,600	Year End Roll	12/18/2019
2019	101	FV	244,100	3100	5,100.	395,400	642,600	642,600	Year End Roll	1/3/2019
2018	101	FV	244,100	3100	5,100.	303,700	550,900	550,900	Year End Roll	12/20/2017
2017	101	FV	244,100	3100	5,100.	286,500	533,700	533,700	Year End Roll	1/3/2017
2016	101	FV	254,800	3100	5,100.	263,600	521,500	521,500	Year End	1/4/2016
2015	101	FV	242,300	3100	5,100.	246,400	491,800	491,800	Year End Roll	12/11/2014
2014	101	FV	242,300	3100	5,100.	226,900	472,300	472,300	Year End Roll	12/16/2013
2013	101	FV	230,600	3100	5,100.	226,900	460,600	460,600		12/13/2012

PRINT

Date	Time
12/10/20	22:22:16

LAST REV

Date	Time
06/25/19	10:49:43
apro	
7761	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PHILLIPS JUDY C	65701-332		7/9/2015		616,000	No	No		
DOLAN FREDERICK	25966-163		1/12/1996		185,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2012	1370	Add Bath	30,520	C				
10/11/2011	1273	New Wind	3,200					replace 6 windows
4/28/2011	352	Add Bath	15,960					
4/15/2008	357	Manual	18,000			G9	GR FY09	re-build & winteri
12/4/2007	1119	Add Bath	11,000			G9	GR FY09	
5/27/2004	491	Wood Dec	7,500			G6	GR FY06	12X24 DECK

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
7/13/2016	Sales Review	PT	Paul T
7/3/2013	Info Fm Prmt	EMK	Ellen K
4/19/2013	Info Fm Prmt	EMK	Ellen K
11/17/2008	Meas/Inspect	345	PATRIOT
3/4/2000	Inspected	263	PATRIOT
1/28/2000	Measured	197	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	61881
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5100		Sq. Ft.	Site		0	70.	1.12	6									401,100						401,100	

Total AC/HA: 0.11708 | Total SF/SM: 5100 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 401,100 | Spl Credit | Total: 401,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97010303
Adj $ / SQ:	163.705
Other Features:	109000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373844
Depreciation:	69535
Depreciated Total:	304309

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

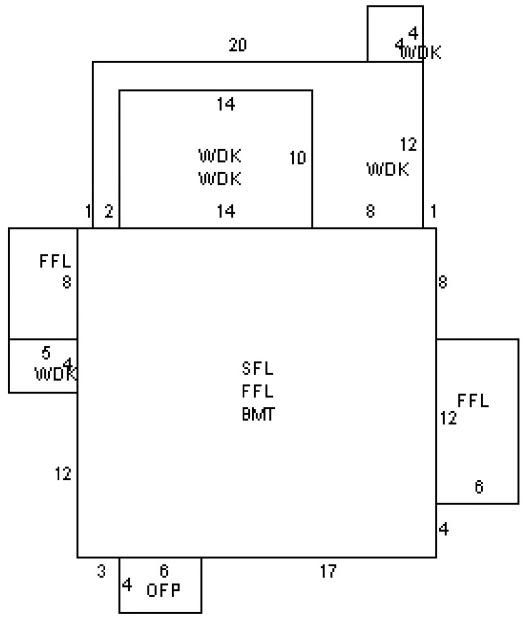
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	163.70
Special Features:	0	Val/Su Net:	123.10
Final Total:	304300	Val/Su SzAd	223.75

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	736	163.700	120,487
BMT	Basement	624	60.110	37,510
SFL	Second Floor	624	163.700	102,152
WDK	Deck	464	7.910	3,671
OFP	Open Porch	24	42.680	1,024

Net Sketched Area:	2,472	Total:	264,844
Size Ad	1360	Gross Are	2472	FinArea	1797
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1940	28.89	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100